

Department of Engineering  
Tim Bryan, P.E., County Engineer

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## MEMORANDUM

August 28, 2019

To: Sheila Jones, Supervisor, District I  
Trey Baxter, Supervisor, District II  
Gerald Steen, Supervisor, District III  
David Bishop, Supervisor, District IV  
Paul Griffin, Supervisor, District V

From: Tim Bryan, P.E. *TB*  
County Engineer

Re: Final Plat  
Hampton Ridge 5B

The Engineering Department recommends approval of Hampton Ridge 5B Final Plat and acceptance of the Letter of Credit for the final wearing surface. The development contains approximately 5.608 acres with 17 lots.

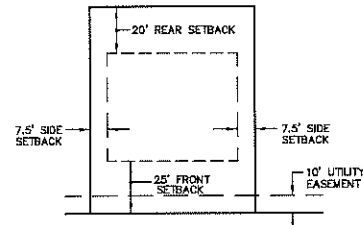
NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 17, 2010.
  2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
  3. SURVEY CLASSIFICATION "B".
  4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE NORTH LINE OF HAMPTON RIDGE V<sub>a</sub> OF CAROLINE
  5. IRON PINS SET AT ALL LOT CORNERS.
  6. AREA = 5.608 ACRES, MORE OR LESS.
  7. DATE OF FIELD SURVEY: JULY 1, 2019.
  8. DATE OF PREPARATION OF PLAT: AUGUST 2, 2019.
  9. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.
- F.I.P. DENOTES FOUND 1/2" IRON PIN  
S.I.P. DENOTES SET 1/2" IRON PIN

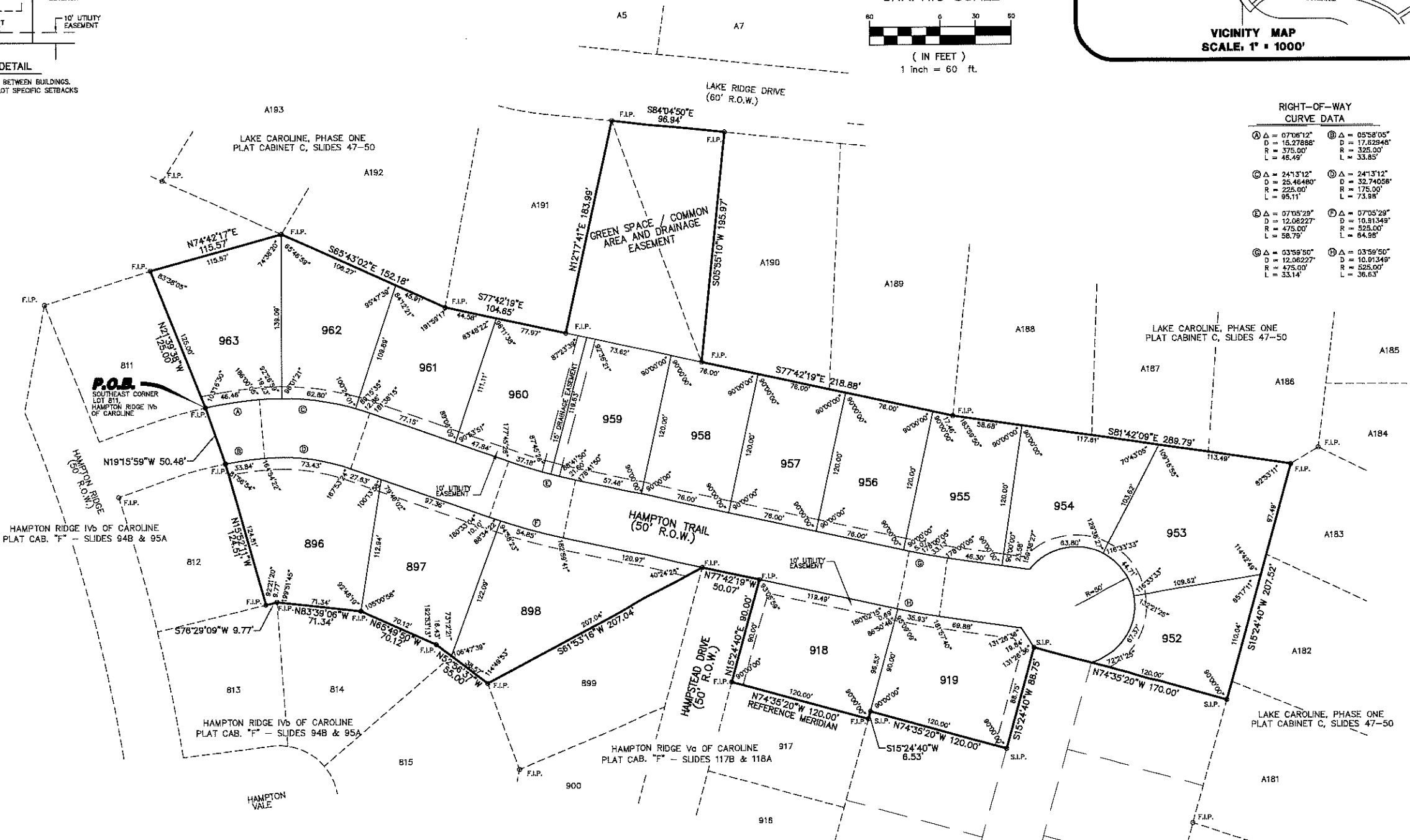
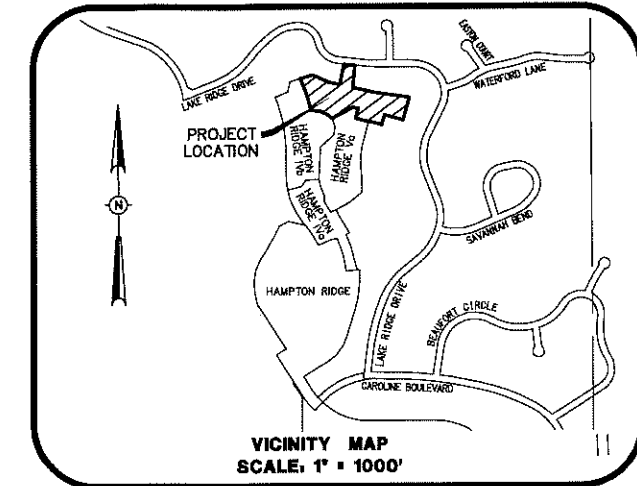
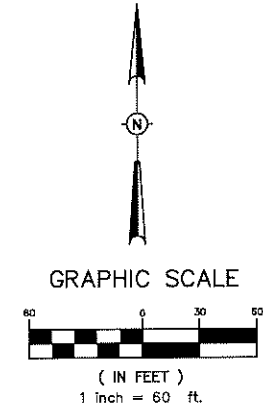
# HAMPTON RIDGE V<sub>b</sub> OF CAROLINE

SITUATED IN THE  
SW 1/4 OF THE NE 1/4 OF SECTION 11,  
TOWNSHIP 8 NORTH - RANGE 1 EAST AND ALSO  
A PART OF LOTS A190 AND A191  
LAKE CAROLINE, PHASE ONE  
MADISON COUNTY, MISSISSIPPI

PLATTED & SURVEYED BY  
**H D LANG AND ASSOCIATES, INC.**  
ENGINEERS / LAND SURVEYORS  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
601 362-4886



NOTE: 15' MINIMUM DISTANCE BETWEEN BUILDINGS.  
REFERENCE COVENANTS FOR LOT SPECIFIC SETBACKS



**RIGHT-OF-WAY  
CURVE DATA**

Ⓐ Δ = 07°06'12"	Ⓔ Δ = 05°58'05"
D = 15.27888'	D = 17.82848'
R = 375.00'	R = 325.00'
L = 44.42'	L = 33.85'
Ⓑ Δ = 24°3'12"	Ⓕ Δ = 24°13'12"
D = 25.46480'	D = 32.74056'
R = 225.00'	R = 175.00'
L = 95.11'	L = 73.98'
Ⓒ Δ = 07°05'28"	Ⓖ Δ = 07°55'28"
D = 12.08227'	D = 16.91348'
R = 475.00'	R = 525.00'
L = 58.79'	L = 64.98'
Ⓓ Δ = 03°59'50"	Ⓗ Δ = 03°59'50"
D = 12.06227'	D = 10.91349'
R = 475.00'	R = 525.00'
L = 33.14'	L = 36.63'

NOTES:

1. THIS SUBDIVISION LIES WITHIN THE LIMITS ESTABLISHED FOR ZONE "X" (NO SHADING) ACCORDING TO FIRM MAP NUMBER 28089C0395 F, EFFECTIVE MARCH 17, 2010.
2. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
3. SURVEY CLASSIFICATION "B".
4. REFERENCE MERIDIAN: NORTH REFERENCED TO THE NORTH LINE OF HAMPTON RIDGE Vb OF CAROLINE.
5. IRON PINS SET AT ALL LOT CORNERS.
6. AREA = 5.608 ACRES, MORE OR LESS.
7. DATE OF FIELD SURVEY: JULY 1, 2019.
8. DATE OF PREPARATION OF PLAT: AUGUST 2, 2019.
9. COMMON AREAS AND EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSN. OR ADJACENT LOT OWNER, WHICHEVER IS APPLICABLE AS OUTLINED IN THE COVENANTS.

F.I.P. DENOTES FOUND 1/2" IRON PIN  
S.I.P. DENOTES SET 1/2" IRON PIN

# HAMPTON RIDGE Vb OF CAROLINE

## SITUATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 8 NORTH - RANGE 1 EAST AND ALSO A PART OF LOTS A190 AND A191 LAKE CAROLINE, PHASE ONE MADISON COUNTY, MISSISSIPPI

**PLATTED & SURVEYED BY**  
**H D LANG AND ASSOCIATES, INC.**  
**ENGINEERS / LAND SURVEYORS**  
4099 NORTH STATE STREET  
JACKSON, MISSISSIPPI  
1801 382-4886

**SURVEYOR'S CERTIFICATE**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that at the request of the undersigned Owner, I have subdivided and platted the following described land being situated in the Southwest 1/4 of the Northeast 1/4 of Section 11, T8N-R1E and also a part of Lots A 190 and A191, Lake Caroline, Phase One, a subdivision according to the map or plat thereof, on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi, as now recorded in Plat Cabinet C at Slides 47-50, in Madison County, Mississippi:

Begin at an existing 1/2" iron pin marking the Southeast corner of Lot 811, Hampton Ridge of Caroline IVb, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet F at Slides 94B and 95A and run thence North 21 degrees 39 minutes 38 seconds West along the East line of said Lot 811 for a distance of 125.00 feet to an existing 1/2" iron pin marking the Northeast corner thereof; leaving said East line of Lot 811, run thence North 74 degrees 42 minutes 17 seconds East for a distance of 115.57 feet to an existing 1/2" iron pin on the South line of the aforesaid Lake Caroline, Phase One; run thence South 65 degrees 43 minutes 02 seconds East along said South line of Lake Caroline, Phase One for a distance of 152.18 feet to an existing 1/2" iron pin; run thence South 77 degrees 42 minutes 19 seconds East along said South line of Lake Caroline, Phase One for a distance of 104.85 feet to an existing 1/2" iron pin; run thence North 12 degrees 17 minutes 41 seconds East for a distance of 183.05 feet to an existing 1/2" iron pin on the South right-of-way line of Lake Ridge Drive; run thence South 84 degrees 04 minutes 50 seconds East along said South right-of-way line of Lake Ridge Drive for a distance of 98.94 feet to an existing 1/2" iron pin; leaving said South right-of-way line of Lake Ridge Drive, run thence South 05 degrees 55 minutes 10 seconds West for a distance of 195.97 feet to an existing 1/2" iron pin on the aforesaid South line of Lake Caroline, Phase One; run thence South 77 degrees 42 minutes 19 seconds East along said South line of Lake Caroline, Phase One for a distance of 218.88 feet to an existing 1/2" iron pin; run thence South 81 degrees 42 minutes 09 seconds East along said South line of Lake Caroline, Phase One for a distance of 289.79 feet to an existing 1/2" iron pin; leaving said South line of Lake Caroline, Phase One, run thence South 15 degrees 24 minutes 40 seconds West along the West line of said Lake Caroline, Phase One for a distance of 207.52 feet to a set 1/2" iron pin; leaving said West line of Lake Caroline, Phase One, run thence North 74 degrees 35 minutes 20 seconds West for a distance of 170.00 feet to a set 1/2" iron pin; run thence South 15 degrees 24 minutes 40 seconds West for a distance of 88.75 feet to a set 1/2" iron pin; run thence North 74 degrees 35 minutes 20 seconds West for a distance of 120.00 feet to a set 1/2" iron pin; run thence South 15 degrees 24 minutes 40 seconds West for a distance of 6.53 feet to an existing 1/2" iron pin on the North line of Hampton Ridge Va of Caroline, a subdivision according to the map or plat thereof, on file and of record in the aforesaid Chancery Clerk's office, as now recorded in Plat Cabinet F at Slides 117B and 118A; run thence along said North line of Hampton Ridge Va of Caroline the following bearings and distances: North 74 degrees 35 minutes 20 seconds West for a distance of 120.00 feet to an existing 1/2" iron pin; North 15 degrees 24 minutes 40 seconds East for a distance of 90.00 feet to an existing 1/2" iron pin; North 77 degrees 42 minutes 19 seconds West for a distance of 50.07 feet to an existing 1/2" iron pin; South 61 degrees 53 minutes 16 seconds West for a distance of 207.04 feet to an existing 1/2" iron pin on the North line of the aforesaid Hampton Ridge IVb of Caroline; leaving said North line of Hampton Ridge Va of Caroline, run thence along the North and East lines of said Hampton Ridge IVb of Caroline the following bearings and distances: North 52 degrees 58 minutes 37 seconds West for a distance of 55.00 feet to an existing 1/2" iron pin; North 65 degrees 49 minutes 50 seconds West for a distance of 70.12 feet to an existing 1/2" iron pin; North 83 degrees 39 minutes 05 seconds West for a distance of 71.34 feet to an existing 1/2" iron pin; South 78 degrees 29 minutes 09 seconds West for a distance of 9.77 feet to an existing 1/2" iron pin; North 15 degrees 52 minutes 11 seconds West for a distance of 124.51 feet to an existing 1/2" iron pin; North 19 degrees 15 minutes 59 seconds West for a distance of 50.48 feet to the POINT OF BEGINNING, containing 5.608 acres, more or less.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Donald L. McDonald, Professional Surveyor

**SURVEYOR'S CERTIFICATE OF COMPLIANCE**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Donald L. McDonald, Professional Surveyor, do hereby certify that the monuments and markers shown hereon are in place on the ground and the plat and plan shown and described hereon are a true and correct representation of a survey to the accuracy designated in the subdivision regulations for Madison County, Mississippi.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Donald L. McDonald, Professional Surveyor

**CERTIFICATE AND DEDICATION OF OWNER**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Mark S. Jordan, President of Caroline, LLC, a Mississippi Limited Liability Company, do hereby certify that the aforementioned is the owner of the land described in the foregoing certificate of Donald L. McDonald, Professional Surveyor, and that as President of said Caroline, LLC, has caused the same to be subdivided and platted as shown hereon, and hereby adopt this plat subdivision as the free act and deed of said Limited Liability Company and has designated the same as Hampton Ridge Vb of Caroline and dedicates the street rights-of-ways and drainage easements as shown hereon for public use forever.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Caroline, LLC, A Mississippi Limited Liability Company

By: \_\_\_\_\_  
Mark S. Jordan, President

**RESERVATION**

The Owner as named below, for itself, its successors and assigns, does hereby except from the dedication of the property and does hereby reserve the exclusive right to construct, reconstruct, alter, maintain and operate a water and sewer distribution and collection system, together with a natural gas distribution system, TV cable or other communication cable and appurtenances, except telephonic, in all of the easements, and in rights-of-way, streets, avenues and boulevards shown on this plat; provided, however, the exercise of rights herein reserved in said easements, rights-of-way, streets, avenues and boulevards shall first be approved by the Board of Supervisors of Madison County shall be the acknowledgement of and approval of the reservation of said rights.

Owner does hereby expressly retain ownership for itself, its successors and assigns, any and all sewer lines, water lines, connections, taps, manholes, pipes, valves, fittings and any and all other items that may be used in connection with or attached to said water or sewer distribution and collection system, and any and all of such lines, connections, fittings, and all other items that may be used in connection with or attached to or used in said natural gas distribution system, or TV cable, or other communication cable system, and appurtenances, except telephonic, and placed in, on, or under said easements, rights-of-way, streets, avenues, boulevards, private drive, and common areas as shown on said plat.

Witness my signature this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Caroline, LLC, a Mississippi Limited Liability Company

By: \_\_\_\_\_  
Mark S. Jordan, President

**ACKNOWLEDGEMENT**  
STATE OF MISSISSIPPI  
COUNTY OF HINDS

Personally appeared before me, the undersigned officer in and for the Jurisdiction aforesaid, the within named Mark S. Jordan, who acknowledged to me that he is President of Caroline, LLC, a Mississippi Limited Liability Company, the owner, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, for and on behalf of said Caroline, LLC, after being authorized so to do, and Donald L. McDonald, Professional Surveyor, who acknowledged to me that he signed and delivered this plat and the certificates thereon as his own act and deed, on the day and year herein mentioned.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**COUNTY ENGINEER'S RECOMMENDATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I have examined this plat and find it conforms to all conditions set forth on the preliminary plat as approved by the Board of Supervisors of Madison County, Mississippi and thus recommend final approval.

By: \_\_\_\_\_  
Tim Bryan, P.E., County Engineer

**APPROVAL OF THE BOARD OF SUPERVISORS**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I hereby certify that this is a true copy and that this plat was approved by the Board of Supervisors of Madison County in session on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Madison County Board of Supervisors

By: \_\_\_\_\_  
Trey Baxter, Board President

Attest: \_\_\_\_\_  
Ronny Lott, Chancery Clerk

**CERTIFICATE OF COMPARISON**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

We, Ronny Lott, Chancery Clerk and Donald L. McDonald, Professional Surveyor, do hereby certify that we have carefully compared this plat of Hampton Ridge Vb of Caroline with the original thereof, as made by said Donald L. McDonald, Professional Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Donald L. McDonald, PLS

\_\_\_\_\_  
Ronny Lott, Chancery Clerk

By: \_\_\_\_\_ D.C.

**FILING AND RECORDATION**  
STATE OF MISSISSIPPI  
COUNTY OF MADISON

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the final plat of Hampton Ridge Vb of Caroline was filed for record in my office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was duly recorded in Plat Cabinet \_\_\_\_\_ at Slides \_\_\_\_\_ and \_\_\_\_\_ of the records of maps and plats of land in Madison County, Mississippi.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Ronny Lott, Chancery Clerk

By: \_\_\_\_\_ D.C.